

**Disclosure Letter**

October 23, 2020

Community Development Department  
Town of Parker  
20120 East Mainstreet  
Parker, CO 80138

Regarding: Disclosure Letter of Known Hazards on Property  
Annexation and Rezoning of 11964 Dransfeldt Road, Parker, Colorado 80134

HOWARD R PEASLEE (an Individual) and THE LEILA MAY PEASLEE RESIDUARY TRUST (the "Trust") owners ("Owners") of certain real property legally described on Exhibit A attached hereto and commonly known as 11964 Dransfeldt Road, Parker, Colorado 80134 (the "Property") hereby acknowledges its understanding that Town staff and its consultants may need to visit the Property for the purpose of observation, assessment, measurement or analysis of the Property related to the application for approval of an annexation application, rezoning application, and special use review (collectively, the Application"). Consistent with the Town's Risk Management policies, the purpose of this disclosure letter is to advise the Town of any known Geologic, Biologic, or Physical Hazards on site, or of vicious animals present on site.

The Owners are therefore advising the Town that to the best of its knowledge and understanding regarding the Property, there are no known hazards on Property for which Town staff would need to take precautions before entering the property.

Should the Town have any questions or require clarification of the above referenced information, the Town may contact The Owners using the information below.

  
\_\_\_\_\_  
Signature of Property Owner

Print Name: Steven Sawyer, Trustee  
Address: THE LEILA MAY PEASLEE RESIDUARY TRUST  
32322 Lavender Cove, Bulverde, TX 78163  
Phone Number: 830-837-3571

  
\_\_\_\_\_  
Signature of Property Owner

Print Name: Howard R Peaslee (an Individual)  
Address: 426 Freemont Drive  
Lawrence, Kansas 66049  
Phone Number: 719-641-0211

**EXHIBIT A**  
Legal Description of Property

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;  
THENCE SOUTH 83°44'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°29'00" EAST, A DISTANCE OF 371.25 FEET;  
THENCE SOUTH 02°18'01" EAST, A DISTANCE OF 467.18 FEET TO A POINT ON THE NORTH LINE OF LOT 1, E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2002093991;

THENCE SOUTH 84°51'34" WEST ALONG SAID NORTH LINE, A DISTANCE OF 395.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DRANSFELDT ROAD DEEDED BY RECEPTION NO. 2002088425 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.79 FEET, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD WHICH BEARS NORTH 02°20'42" WEST A CHORD DISTANCE OF 25.79 FEET;
- 2) NORTH 01°13'32" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 43.04 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 03°19'57", AND A CHORD WHICH BEARS NORTH 02°53'30" WEST A CHORD DISTANCE OF 43.03 FEET;
- 4) NORTH 04°33'29" WEST, A DISTANCE OF 217.83 FEET TO A POINT OF CURVATURE;
- 5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°01'51", AND A CHORD WHICH BEARS NORTH 42°27'27" EAST A CHORD DISTANCE OF 43.89 FEET;
- 6) NORTH 04°33'21" WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 190,643 SQUARE FEET OR 4.38 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 89°29'00" WEST.